

# CHRIS FOSTER & Daughter

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## 45 Barns Lane, Rushall, WS4 1HG Guide Price £295,000

A particularly spacious traditional style detached bungalow residence occupying an excellent plot in this popular residential location close to local amenities.

\* Reception Hall \* Lounge \* Separate Dining Room \* Luxury Fitted Kitchen\* Two Double Bedrooms \* Modern Shower Room \* Side Garage & Extensive Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 45 Barns Lane, Rushall



Lounge



Lounge



Dining Room



Dining Room

# 45 Barns Lane, Rushall



Luxury Fitted Kitchen



Luxury Fitted Kitchen



Bedroom One



Bedroom Two

# 45 Barns Lane, Rushall



Modern Shower Room



Rear Garden



Rear Elevation



Front Elevation

# 45 Barns Lane, Rushall

An internal inspection is highly recommended to begin to fully appreciate this spacious well presented traditional style detached bungalow residence that occupies an excellent sized plot in this popular residential location and within easy reach of local amenities.

Schools for children of all ages are readily available including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High School for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

The well supported Rushall cricket and football clubs offer splendid sports facilities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **RECEPTION HALL**

having double glazed composite entrance door and PVCu double glazed side panels to front elevation, laminate floor covering, ceiling light point and airing cupboard off.

## **LOUNGE**

4.06m x 3.35m (13'4 x 11'0)

PVCu double glazed window to front elevation, feature fireplace with gas fire fitted, central heating radiator and ceiling light point,

## **DINING ROOM**

4.06m x 3.07m (13'4 x 10'1)

PVCu double glazed window to side elevation, wall mounted gas fire with back boiler operating central heating system, laminate floor covering, ceiling light point, wall light point, central heating radiator and range of built in storage cupboards.

## **LUXURY FITTED KITCHEN**

3.96m x 2.18m (13'0 x 7'2)

PVCu double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in electric oven, separate gas hob with extractor canopy over, integrated microwave, slimline dishwasher, fridge and washing machine, laminate floor covering, ceiling spotlights and PVCu double glazed stable style door leading to the rear garden.

## **BEDROOM ONE**

4.06m x 3.05m (13'4 x 10'0)

PVCu double glazed windows to the front and rear elevations, two central heating radiators, laminate floor covering and ceiling light point.

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## **BEDROOM TWO**

3.30m x 3.05m (10'10 x 10'0)

PVCu double glazed window to rear elevation, built in wardrobes, loft access, central heating radiator, laminate floor covering and ceiling light point.

## **MODERN SHOWER ROOM**

3.05m x 1.93m (10'0 x 6'4)

PVCu double glazed window to side elevation, corner shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, central heating radiator and ceiling light point.

## **OUTSIDE**

### **DEEP FORE GARDEN**

lawn, mature borders, additional paved area with inset shrubs, side access and tarmac driveway providing extensive off road parking and access to:

### **DOUBLE LENGTH SIDE GARAGE**

9.68m x 2.46m (31'9 x 8'1)

electric up and over door to front, PVCu double glazed door and window to side, additional PVCu double glazed window to rear, three light points and power points.

### **NEAT REAR GARDEN**

paved patio area, security light, lawn, gravelled beds with inset shrubs and additional timber deck.

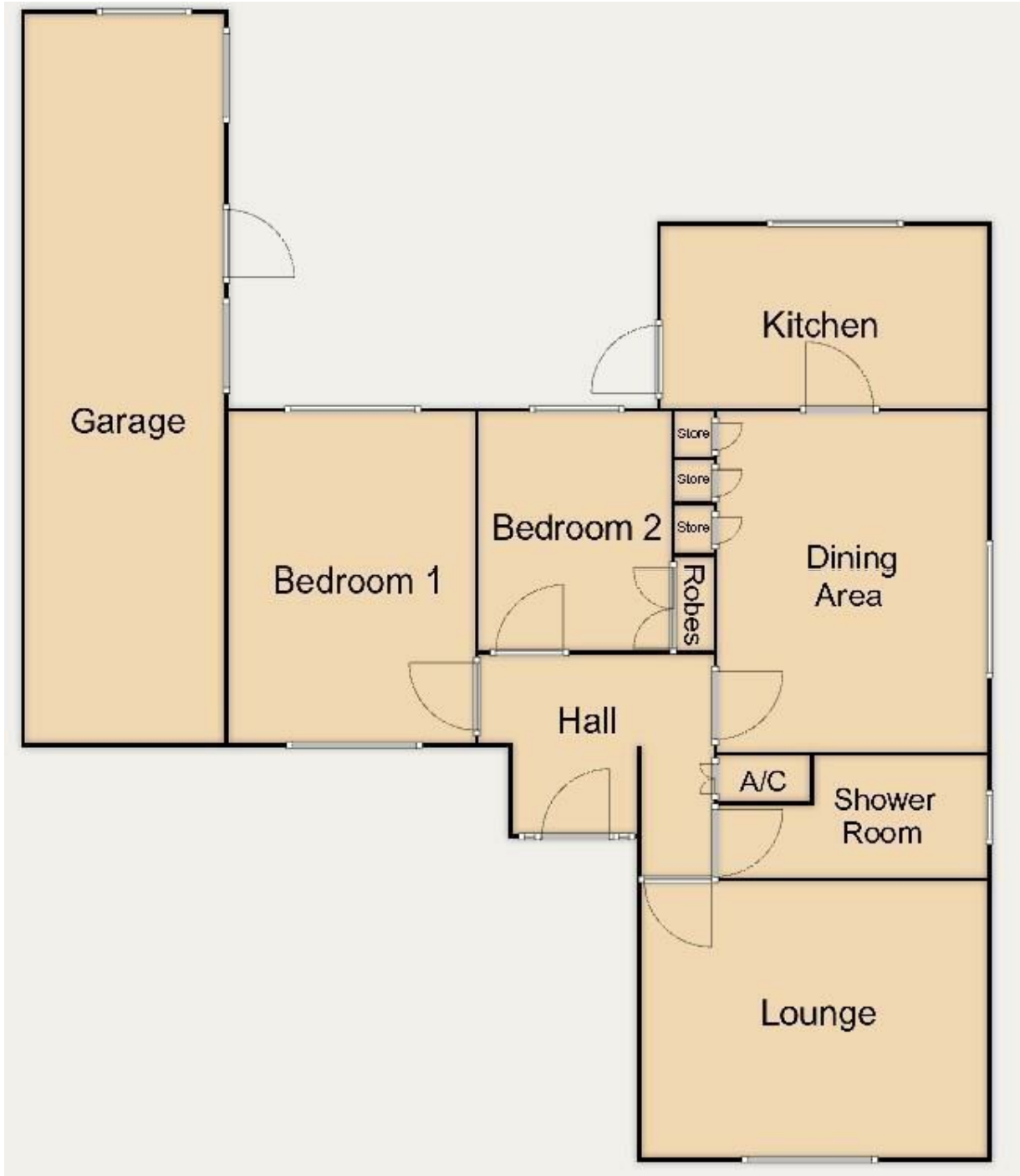
## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 45 Barns Lane, Rushall



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">82</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	